

**REPORT - PLANNING COMMISSION MEETING
December 8, 2005**

Project Name and Number: Walnut Avenue Project (PLN2005-00256)

Applicant: Adam Tenant, Summerhill Homes

Proposal: To consider a Central Business District Concept Plan Amendment to allow High Density Residential development 50-70 units/acre on a 3.89 acre parcel.

Recommended Action: Recommend to the City Council as proposed

Location: 3651 Walnut Avenue, in the Central Planning Area.

Assessor Parcel Number(s): 501-1130-048-01

Area: 3.89 acres

Owner: David Chui, Fremont Center Plaza LLC

Agent of Applicant: Adam Tenant, Summerhill Homes

Consultant(s): Ray Hashimoto, HMM Engineers
Chek Tang, McLarand Vasquez Emsiek & Partners (MV&P)

Environmental Review: A Mitigated Negative Declaration has been prepared and circulated for this project.

Existing General Plan: Central Business District

Existing Zoning: CBD

Existing Land Use: Vacant

Public Hearing Notice: Public hearing notification is applicable. A total of 231 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Walnut Avenue, Beacon Avenue, State Street, California Street, and Liberty Street. The notices to owners and occupants were mailed on November 23, 2005. A Public Hearing Notice was delivered to The Argus on November 21, 2005 to be published by November 24, 2005.

Executive Summary: The project consists of a Central Business District Concept Plan Amendment to allow for, and to facilitate the development of, a multi-family development with a minimum of 50 units/acre on a 3.89 acre vacant site. The project site is bounded by three public streets – Walnut Avenue to the south, California Street to the west and Beacon Avenue to the north. On the east side is another vacant parcel under separate ownership. The applicant has specifically requested that the Central Business District Concept Plan be amended to allow for the development of a “High Density Residential Housing” project on the subject parcel. Staff recommends that the Planning Commission recommend the proposed project and accompanying environmental document to the City Council for approval.

Background and Previous Actions

Central Business District Concept Plan: At its May 26, 1998 meeting, the City Council directed staff to prepare a Concept Plan for the Central Business District. In order to provide an opportunity for public involvement in the development of the Downtown Concept Plan, an 18 member Downtown Plan Advisory Committee (DPAC) was selected by the City Manager. The Planning process was to rethink/reconsider the long standing vision of the “downtown” as described in the General Plan (1991): “A Vibrant, well defined, visually distinctive central business district as the focus of the city’s governmental, cultural and commercial activity.” To achieve the vision, the General Plan states that “Development of the CBD should be

guided by a design and development plan which identifies a limited core area for very high intensity development, and other sub-areas as necessary or appropriate.” The DPAC met over a 20 month period to complete the Concept Plan and forwarded to the City Council the consensus draft plan to implement the vision established in the General Plan. On November 6, 2001 the City Council adopted the Central Business District Concept Plan which provides a defined vision, goals and outlines the direction for future development.

To implement the vision in the plan over its 20 year time frame, the plan divided the CBD into several distinct subdistricts, each with a slightly different concept for the type and character of development. At the heart of the CBD is the proposed “Focus Area”, the portion of the CBD slated to become a more traditional downtown area, with retail uses and a main street. The Focus Area is bounded by Fremont Boulevard, Paseo Padre Parkway, Mowry Avenue and Walnut Avenue. Capitol Avenue is envisioned to become the heart of the focus area, ultimately extending to Fremont Boulevard to provide visibility and access to the core area of the downtown. The project site under review is located on the southern edge of the “Focus Area” and over time may become a key gateway to the downtown focus area.

2000 Approved Project: In December 2000, a previous applicant received approval for the development of approximately 220,088 square feet of commercial office space and associated site improvements. The construction of the project was to be completed in two phases. The first phase of the project was to include two four-story buildings fronting on California Street and Beacon Avenue. Building One was to be a four story structure with a building footprint of approximately 13,500 square feet for a total building area of 52,510 square feet. Building Two was also proposed to be a four story building with a total floor area of approximately 53,549 square feet. Phase Two of the project was to include a six story building facing Walnut Avenue with a total floor area of approximately 107,273 square feet. A five level parking structure was also included as part of the Phase Two improvements. A copy of the approved site plan (One California Plaza) is provided as an informational enclosure. Staff understands that the project did not move forward to the construction phase because of the economic climate that existed at the time. The site has remained vacant and is one of the last vacant parcels located within the Central Business District.

Real Estate Market Conditions Study: In early 2005, the City, ProLogis (formerly Catellus Development Corporation) and Cisco Systems retained the services of CB Richard Ellis Consultants (Sedway Group) and Field Paoli to complete an Economic and Land Use Study for the balance of the vacant lands (approx. 155 acres) within the Pacific Commons Development Area. The Study was to evaluate the economic and market conditions of alternative land uses that could potentially locate within Pacific Commons. Staff is in the process of preparing a report to present to the City Council at their December 13th meeting, which will provide an update as to the progress/status of the study and the proposed next steps. As part of the Sedway Groups work on the project, a document titled Overview of Economic, Demographic and Selected Real Estate Market Conditions dated June 21, 2005 was prepared and submitted to City staff which looked at the market conditions throughout Fremont. The document has some relevant points regarding the Conventional Office Market which relates to the potential of the subject CBD lands being developed with the currently approved office land use. The specific points are as follows:

- “While office market fundamentals are improving in both the Oakland and San Jose (Municipal Statistical Area), this trend is not yet evident in Fremont. Demand is not expected to justify new office construction in Fremont within the next decade.”
- “Although the December 2004 Fremont vacancy rate, at 10.5 percent, is lower than in San Jose and Oakland, this is attributable more to the lack of quality office space than healthy demand.”

Therefore, it would appear that due to the current economic climate that development of conventional office space as previously envisioned for the site is not anticipated in the short to medium term horizon.

Summerhill's Proposed Development Concept: Summerhill Homes is in the early stages of completing the required materials for a Planned District (PD) submittal, subject to the approval of the subject Central Business District Concept Plan Amendment by the Planning Commission and the City Council. The project as currently envisioned by the applicant would see the development of 227 residential units and approximately 4,800 square feet of commercial/retail space. The extension of State Street with central plaza, incorporated as a large median as currently designed is a unique area which should encourage pedestrian activity within the development as well as providing a vehicular connection to the center of the Focus Area. The central plaza could also offer residents of the proposed project an area enjoy the outdoors as well

as possibly being an extension of the commercial/retail space for outdoor seating and dining. The extension of State Street also provides an opportunity to break-up the existing large block between California and Liberty Street. The scale of the residential structures are currently proposed to be three (3) and four (4) stories above retail, residential, and subterranean garage parking, which should assist in defining the street. The retail space is proposed to anchor the corners of the future extension of State Street and Walnut Avenue, while the lobbies for the condominium project would anchor the State Street and Beacon Avenue corners. Attached to the report are some conceptual plans for the proposed project which indicate how Summerhill Homes envisions the development of the subject lands. As noted above, subsequent Planning applications will need to be submitted and approved by the Planning Commission and the City Council in order for the proposed development to be implemented. It should be noted that Summerhills concept plans are attached for Informational purposes only.

Project Description: The project is an Amendment to the Central Business District Concept Plan to change the land use category as identified within Concept Plan from "Housing is Discouraged" to "High Density Housing Allowed", for a 3.89 acre site located at 3651 Walnut Avenue, in the Central Planning Area.

Concept Plan Justification: The applicant has provided a Concept Plan Amendment Justification Statement (enclosed in Commissioner's packets) which describes the proposed land use change as having the potential to provide a high density development that is in keeping with the vision for Central Business District by providing an active, vibrant residential neighborhood on the border of the Focus Area. Although the retail component is limited in size due to the location of the subject site, the desire by the applicant is to create smaller successful shops, with which the City's Economic Development Department concurs. The applicant recognizes that the project potentially displaces office space, but believes there is a greater need to provide housing in the Central Business District.

Staff Analysis: The General Plan land use designation for the project site is Central Business District. Land Use Policy LU 2.6 states the following: "Development of the CBD should be guided by a design and development plan which identifies a limited core area for very high intensity development, and other sub-areas as necessary or appropriate. Projects within one-half mile of the BART Station should be high intensity, or be phased and designed so as not to preclude the long-term achievement of a high intensity core area." The design and development plan referred to in the above Land Use Policy is the Central Business District Concept Plan which was adopted by the City Council in November 2001.

The Central Business District Concept Plan outlines specific goals which were used to formulate the overall Concept Plan. It is these goals that staff has reviewed and analyzed to ensure that the proposed Concept Plan Amendment achieves the purpose and intent outlined in the Central Business District Concept Plan. The following is an analysis of some of the key Goals and how staff envisions the proposed Amendment implements the Concept Plan goals:

Concept Plan Goal 1: Create a recognizable and memorable Downtown which people can take pride in, and to which people want to go.

The Concept Plan indicates that one of the greatest disadvantages of the Central Business District is the lack of a definable downtown area. The Concept Plan states that one way to resolve this is by developing a "main street", to be constructed on Capitol Avenue, extending to Fremont Boulevard, which is to become the major retail center for the Central Business District. Conceptually, Summerhill's proposes (Information Enclosures) to extend State Street which will provide a direct perpendicular route from the project site to Capitol Avenue. The lobbies of the residential buildings are currently proposed to anchor the corners of Beacon Avenue and State Street, while the new intersection at Walnut Avenue and State Street will be anchored by ground floor retail. The current plans also provide for a central median within the State Street extension similar in design to the central commons in the Santana Row project in San Jose. At the intersection of State Street and Walnut Avenue, an architectural feature placed within the median could welcome pedestrians and motorists, as well as providing a memorable entry monument into State Street and the CBD Focus Area beyond. Therefore, staff suggests that the above referenced goal will be implemented through the requested Concept Plan Amendment to allow high density residential and the subsequent planning applications which are required to fully implement the project.

Concept Plan Goal 2: Create a Downtown comprised of a mix of land uses.

The project will ultimately propose a variety of land uses which would help distinguish the development within the CBD. While this project can help to initiate the goals of the CBD Concept Plan, due to its location on the edge of the Focus Area, it is not a suitable site to sustain a large amount of retail development. However, the project can assist the CBD in attaining its long term goals of creating a downtown comprised of a mix of land uses.

The Concept Plan encourages a mix of uses which will in turn create a vibrant downtown area. The ground level retail space proposed at the corners of State Street and Walnut Avenue would provide a valuable opportunity for a neighborhood-scale retail area while not competing with the proposed primary retail area as outlined in the Concept Plan. The central plaza within the State Street extension could host small gatherings for the public, such as outdoor art shows or neighborhood farmers market, and other activities that could be programmed within the central open area.

The proposed 227 residential units will provide valuable consumers for both the retail component proposed at the extension of State Street and Walnut Avenue as well as the existing/future retail developments throughout the Focus Area. Currently the CBD Concept Plan limits mixed-use residential developments to the periphery of the CBD. Although the Concept Plan Amendment as proposed is a predominantly residential project with a limited amount of commercial/retail space, staff would suggest that in order to create an active and vibrant downtown that strategically located residential projects will help the City achieve the vision for the CBD.

Concept Plan Goal 3: Improve streetscape design in the CBD.

The Concept Plan proposes improving the streetscape throughout the CBD, including narrowing some of the wider streets. The extension of State Street is conceptually proposed as a 115' right-of-way with a 36' wide central median. The proposed buildings on the east and west of the extension of State Street will reach the edge of their property lines, and a 17'-22' pedestrian walkway with landscaping and street trees will line the edge of the building.

The design concept is also proposed to modify the southern half of Beacon Avenue adjacent to the subject site. Diagonal parking, which will serve the visitors and the retail component, is proposed along Beacon Avenue, with a pedestrian friendly edge. The proposed design of Beacon Avenue will make it more pedestrian-oriented and encourage pedestrian circulation towards State Street and Capitol Avenue, as well as the proposed retail on the corners of the State Street and Walnut Avenue. Walnut Avenue is proposed to have parallel parking and street trees as identified in the Concept Plan. Finally, California Avenue is proposed to be narrowed and improved to encourage pedestrian movement along the street. It should be noted that in order to implement the applicants desired street designs that precise engineering right-of-way plans will need to be completed with the subsequent planning application's, which will further define the exact improvements required to the abutting street network.

The scale of the retail and residential structures are three and four stories above retail, residential, and subterranean garage space, which should assist in defining the streetscape. With the implementation of the above noted site improvements (through further planning applications), staff would suggest that the requested Concept Plan Amendment to develop a high density residential project with a limited amount of retail space on the subject site would achieve Concept Plan Goal 3.

Concept Plan Goal 4: Improved amenities for pedestrians in the Downtown focus area.

The extension of State Street provides an opportunity to break-up the large block between California Avenue and Liberty Street. With the extension of State Street, pedestrians should be able to access both State Street and Walnut Avenue and the future downtown retail areas more easily from the south side of Walnut Avenue. The proposed State Street central median would also improve amenities for pedestrians in the area.

Concept Plan Goal 5: Encourage a network of strategically-placed public and private parking facilities.

On street parking and easily-accessible parking structures are encouraged in the Central Business District. The Concept Plan package submitted with the Amendment Application indicates parallel and diagonal parking along Walnut Avenue

and Beacon Avenue, respectively. The majority of the parking is located on-site within an at-grade and subterranean parking structure. The primary access points for the residential garages are proposed to be on California Street and Beacon Avenue, and the retail customers would utilize the parallel parking on Walnut Avenue. This proposed traffic pattern is envisioned to minimize the vehicle congestion on State Street and maximize its pedestrian oriented environment.

Summary: Exhibit "A" to the staff report is the proposed text amendment to the Central Business District Concept Plan which would allow the development of a "High Density Residential" project in place of the current "Housing Discourage" designation as identified within the Concept Plan. Staff reviewed the entire Concept Plan document and as outlined on Exhibit "A" is proposing to modify language, to of allow a high density residential project on the subject site provided the project achieves the goals outlined in the Concept Plan. Exhibit "B" to the report contains all of the map (figure) modifications to the Concept Plan required for the proposed Amendment application.

Environmental Analysis: An Initial Study and Draft Mitigated Negative Declaration, has been prepared and circulated for this project. The environmental analysis identified concerns regarding potential impacts to Air Quality, Biological Resources, Cultural Resources, Hydrology and Water Quality and Noise. The Draft Mitigated Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. These mitigation measures have been included as conditions of approval for this project. A more detailed description of the potential impacts is provided within the Initial Study for the project, which is included as an enclosure.

A finding is proposed that this project would not have a significant effect on the environment based upon the implementation of the identified mitigation measures. Accordingly, a Draft Mitigated Negative Declaration has been prepared for consideration by the Planning Commission.

The initial study conducted for the project has evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources. Based on this finding, a Certificate of Fee Exemption will be submitted with the Notice of Determination after project approval, as required by Public Resources Code section 21089 (see attachment to draft Negative Declaration). The Certificate of Fee Exemption allows the project to be exempted from the review fee and environmental review by the California Department of Fish and Game.

Conclusion: The analysis concludes that the conversion of the project site from an office to a primarily residential land use would be beneficial in the City achieving its goal of creating a vibrant and active downtown provided the ultimate project implements the Goals outlined in the Central Business District Concept Plan.

Enclosures: Exhibit "A" Concept Plan Amendment Exhibit
Exhibit "B" Concept Plan Amendment Graphic Exhibits
Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring Plan
Applicants Concept Plan Amendment Justification Statement (Informational)
Concept Plan Submittal Package (Informational)
Previously Approved Project (One California Plaza) for the Subject Site (Informational)

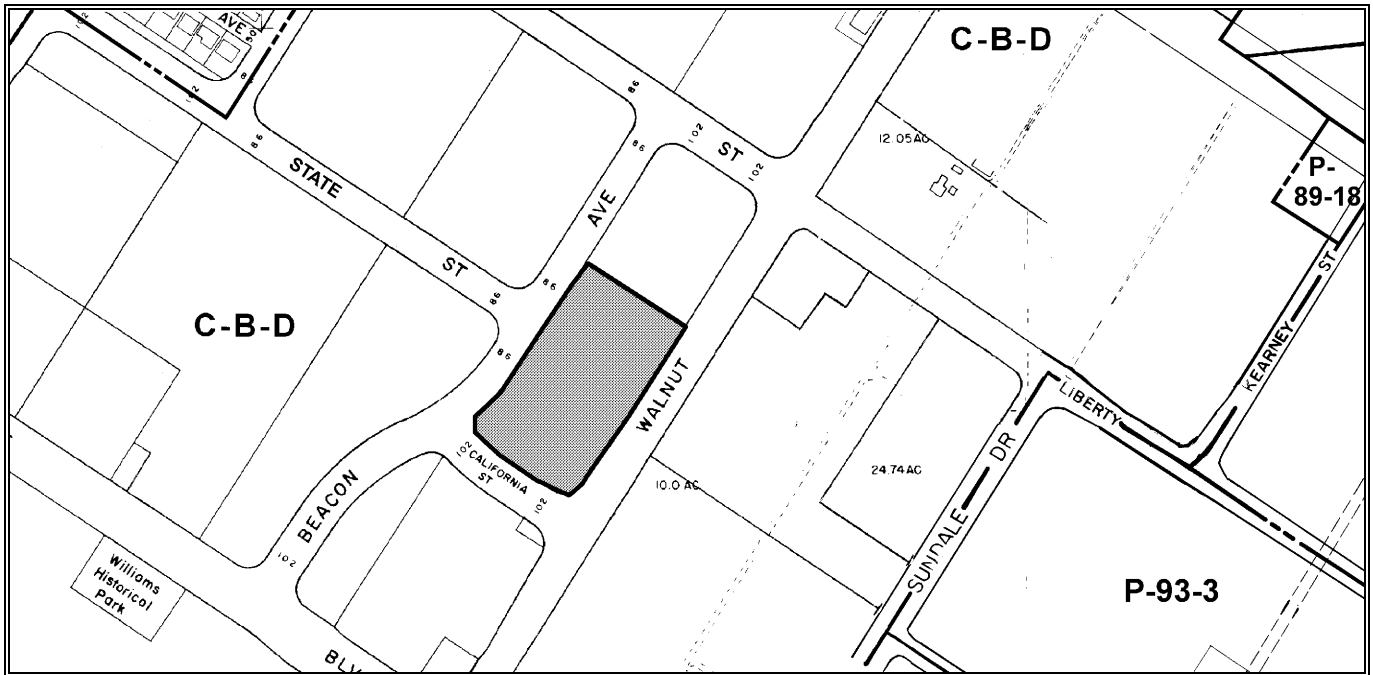
Exhibits: Exhibit "A" Concept Plan Amendment Exhibit
Exhibit "B" Concept Plan Amendment Graphics Exhibits
Mitigated Negative Declaration and Mitigation Monitoring Plan

Recommended Actions:

1. Hold public hearing.
2. Recommend the City Council find the initial study has evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources.

3. Recommend the City Council approve the Mitigated Negative Declaration finding that there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment and further find that this action reflects the independent judgment of the City of Fremont.
4. Recommend to the City Council approval of the Mitigation Monitoring Plan for the project.
5. Find PLN2005-00256 is in conformance with the relevant goals contained in the Central Business District Concept Plan. These goals include Concept Plan Goal 1: Create a recognizable and memorable Downtown which people can take pride in, and to which people want to go, Concept Plan Goal 2: Create a Downtown comprised of a mix of land uses, Concept Plan Goal 3: Improve streetscape design in the CBD, Concept Plan Goal 4: Improved amenities for pedestrians in the Downtown focus area, and Concept Plan Goal 5: Encourage a network of strategically-placed public and private parking facilities as enumerated within the staff report.
6. Recommend to Council approve PLN2005-00256 to amend the Central Business District Concept Plan land use designation for the project in conformance with Exhibit "A" (Concept Plan Amendment Exhibit) and Exhibit "B" (Concept Plan Amendment Graphics Exhibits).

Existing Zoning
Shaded Area represents the Project Site



Existing General Plan

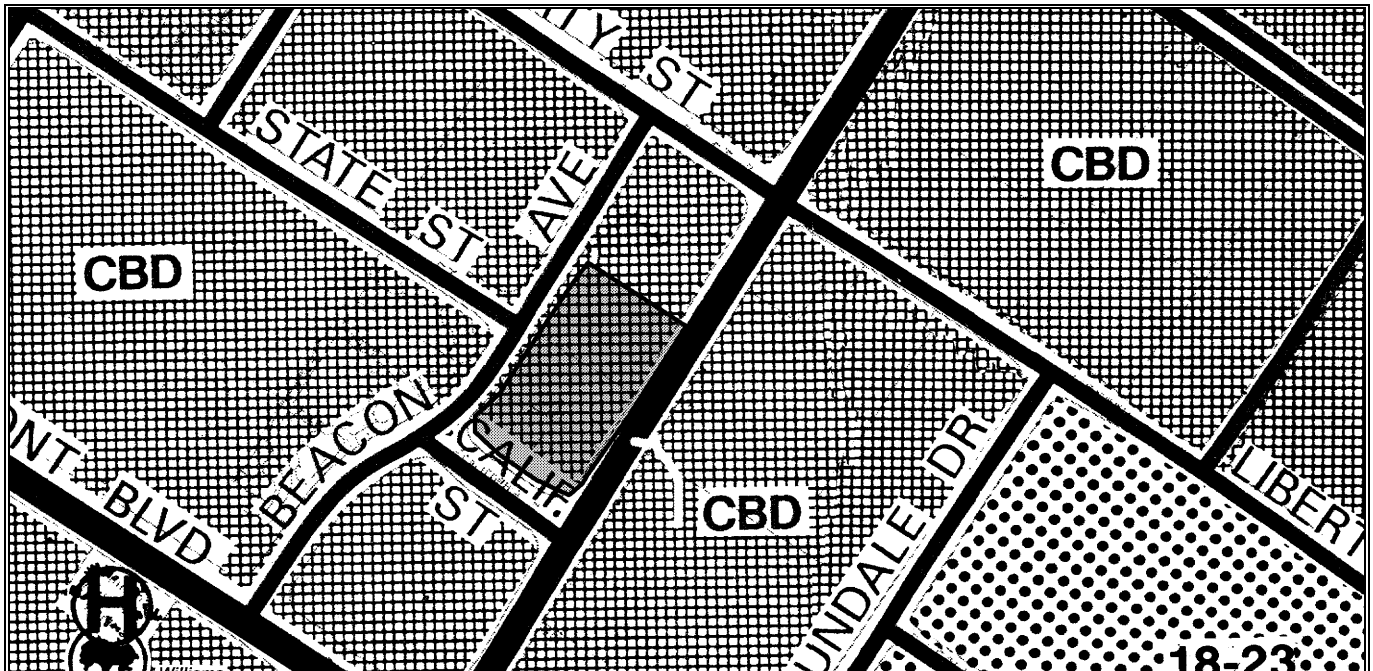


Exhibit “A”
Central Business District – Concept Plan Amendment
Walnut Avenue Project – PLN2005-00256

Language proposed to be added is underlined; language proposed to be removed is ~~struck~~.

1. Chapter 3 Plan Vision and Goals

- Section B (Concept Plan Goals) Concept Plan Goal 2: Create a Downtown comprised of a mix of land uses. Page 21, paragraph 6 of the Central Business District Concept Plan is proposed to be amended to read as follows:

A mix of uses that will create a vibrant city center should be developed in the CBD. The CBD should be developed as a series of sub districts, including the Focus Area described above, each of which would be encouraged to develop with a slightly different set of development standards and emphasis of uses. In the Focus Area, the greatest degree of mixed uses would occur, including retail, commercial, high density residential, civic and cultural uses. Other sub districts would focus on medical uses, office uses or residential mixed uses. The goal is not to preclude any area from having a mix of commercial uses, but to encourage differentiation between sub districts over time.

2. Chapter 4 CBD

- Introduction - Focus Area, page 26, paragraph 2 of the Central Business District Concept Plan is proposed to be amended to read as follows:

Focus Area. A smaller focus area with a downtown-like character should be established in the CBD. The focus area will be a walkable area that contains a concentration of pedestrian-oriented buildings housing retail, office, high density residential, cultural and civic uses. In particular, Capitol Avenue will become “main street” in the CBD, and will become an important pedestrian and retailing destination in the City, CBD and Focus Area. Residential uses could be permitted in a limited way in the Focus Area as part of a mixed-use or high density development.

- Section A (CBD Subdistricts) Subsection 2 (Focus Area), page 28, paragraph 3 of the Central Business District Concept Plan is proposed to be amended to read as follows:

In this subdistrict, a range of activities and uses would be concentrated with an emphasis on retail, office, entertainment, civic and cultural uses. A limited amount of mixed-use and high density residential developments will be allowed provided the projects fosters the Concept Plan Vision and Goals. A high density residential development shall be allowed on specific sites provided a minimum of 50 dwelling units per acre is achieved.

- Section A (CBD Subdistricts) Subsection 2 (Focus Area), page 31, *Figure 4-8. Consensus Mixed-Use Residential and Non-Residential Areas in the Focus Area* of the Central Business District Concept Plan is proposed to be amended as follows:

Figure 4-8. Consensus Mixed-Use Residential, High Density Residential, and Non-Residential Areas in the Focus Area shall be revised by removing the reference to “Housing Discouraged” on the subject property and replacing it with “High Density Housing Allowed”. Figure 4.8 is proposed to be amended as identified on Exhibit “B-1”.

- Section A (CBD Subdistricts) Subsection 2 (Focus Area), page 31, paragraph 2 of the Central Business District Concept Plan is proposed to be amended to read as follows:

High density housing in the focus area would be allowed ~~only~~ as part of a mixed use project that incorporated commercial use and where retail uses fronted on the ground floor along any of the pedestrian orientated streets. One area in the Focus Area has been specifically identified as a potential mixed use/residential location: the area bordered by State Street, Capitol Avenue, Hastings Street and Mowry. Mixed use/housing could be allowed elsewhere in the Focus Area, depending on the degree to which it contributed to the commercial/retail vitality of the area and included a significant commercial component. High density housing would also be allowed on a vacant parcel of land bounded by Walnut

Avenue, Beacon Avenue and California Street provided it complies with the vision and goals of the Concept Plan . Housing is discouraged on the last portion of the last large vacant parcel in the CBD, bordered by Liberty Street, Walnut Avenue, and Beacon Avenue and California Street, as mapped in Figure 4-8.

- Section D (Open Space, Gateways and Signage) page 38, *Figure 4-16 Potential Locations of Open Space* of the Central Business District Concept Plan is proposed to be amended as follows:

Figure 4-16. Potential Locations of Open Space shall be revised by removing the reference to a “pedestrian walkways” extending through the site and replacing it with the “streets with new street trees” symbol. This revision is necessary since State Street is proposed to be extended from Beacon Avenue through the site to Walnut Avenue as part of this project. Figure 4.16 is proposed to be amended as identified on Exhibit “B-2”.

- Section D (Open Spaces, Gateways and Signage) Subsection 1 (Open Space Network) page 40, paragraph 3 of the Central Business District Concept Plan is proposed to be amended to read as follows:

State Street Plaza (6). At the southern terminus of State Street at Beacon Avenue, a new private open space could be developed. This open space could be a plaza or outdoor greenspace that would provide a visual closure to the street. With the extension of State Street to Walnut Avenue the opportunity for a landscaped central plaza presents itself. This central plaza area could be a unique, identifiable area which encourages pedestrian usage and pedestrian movement towards the center of the Focus Area. In addition, the central plaza area will provide a central open space for the residents of the development.

- Section F (CBD Development Potential) page 45, *Table 4-1. Existing and Potential Square Footage* of the Central Business District Concept Plan is proposed to be amended to read as follows:

Table 4-1. Existing and Potential Square Footage shall be amended by deleting the reference to 500 Housing Units within the Focus Area² and inserting 730 Housing Units.

3. Chapter 5 Street Network And Parking

- Section A (CBD Street Network) page 47, *Figure 5-1 Existing and Proposed CBD Street Network* of the Central Business District Concept Plan is proposed to be amended as follows:

Figure 5-1. Existing and Proposed CBD Street Network shall be revised by removing the “pedestrian walkway” symbol as it currently extends through the site and replacing it with a “new local street” symbol. This revision is necessary as State Street is proposed to be extended from Beacon Avenue through to Walnut Avenue as part of the subsequent project. Figure 5-1. is proposed to be amended as identified on Exhibit “B-3”.

- Section B (Expansion of the Street Network) page 49, *Figure 5-2 Proposed Circulation Network Expansion* of the Central Business District Concept Plan is proposed to be amended as follows:

Figure 5-2. Proposed Circulation Network Expansion shall be revised by placing a “new local street” symbol on alignment of State Street since it is proposed to extend through the project site. Figure 5-2. is proposed to be amended as identified on Exhibit “B-4”.

- Section D (Bicycle Improvements) page 62, *Figure 5-19 Proposed Bicycle Network* of the Central Business District Concept Plan is proposed to be amended as follows:

Figure 5-19. Proposed Bicycle Network shall be revised by placing a “bicycle lanes” symbol on the alignment of State Street as it is proposed to extend through the project site. Figure 5-19. is proposed to be amended as identified on Exhibit “B-5”.

- Section F (Parking) page 64, *Figure 5-21 Potential Parking Structure Locations and Access Strategies* of the Central Business District Concept Plan is proposed to be amended as follows:

Figure 5-21. Potential Parking Structure Locations and Access Strategies shall be revised by removing the “parking structure” and “pedestrian route” symbols from the proposed figure as it affects the project site. Figure 5-21. is proposed to be amended as identified on Exhibit “B-6”.

- Section F (Parking) Introduction, page 64, paragraph 1 of the Central Business District Concept Plan is proposed to be amended to read as follows:

Parking in the CBD would be provided by private property owners and through shared parking facilities, which could include City participation. As more intensive development occurs in the CBD, parking will increasingly be supplied in parking structures. Potential locations for 12 separate parking structures north of Walnut are shown in Figure 5.21, although they could be built in many other possible locations. While there are no specific designs for these parking structures, their approximate sizes and locations have been suggested as one possible way to accommodate the development foreseen under the Concept Plan.

5. Chapter 6 Regulatory Framework

- Section C (Specific Incentives and Regulations) page 73, *Figure 6-3 Areas for Mixed-Use Housing in the Focus Area* of the Central Business District Concept Plan is proposed to be amended as follows:

Figure 6-3. ~~Areas for Mixed-use Housing in the Focus Area~~ shall be re-titled Areas for Mixed-Use and High Density Housing in the Focus Area and the Figure shall be revised by removing the reference to Housing Discouraged on the subject property and replacing it with “High Density Housing Allowed”. Figure 6-3 is proposed to be amended as identified on Exhibit “B-6”.